

SALE/LEASE

8,131 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8003 – 102 Street NW, Edmonton, AB

WEST RITCHIE COMMERCIAL BUILDING

Property Highlights

- Located in the highly desirable West Ritchie Neighbourhood.
- Corner lot oversized lot, with secure fenced parking at the rear of the building up to (20) stalls
- Beautiful Southwest view from the ample windowed second floor office space.
- Force Air/AC new or replaced with last 10-15 years max.
- New roof recently added.
- Excellent access to 99 Street. Whyte Avenue area



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Main Floor Plan



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Addition Information

- Kitchenettes in all retail office suites
- Recently renovated all new carpet
- Office furniture
- Upgraded LED lighting throughout
- 2011 new windows
- 2017 Roof replaced
- 2016 four high efficiency furnaces installed and one hot water tank downstairs
- 2018 remote controlled fence gate installed
- 2020 LED lights upstairs offices/hallway/stairwells
- 2020 three outside glass front doors replaced #8001/#8003/#8005 High density security glass
- 2018 remote controlled fence gate installed
- 2021 two new a/c units installed (#202/#203 upstairs and #8001 downstairs)



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Property Information

Municipal Address: 8003 - 102 Street NW, Edmonton, AB

Legal Address: Lot 24A, Block 51, Plan 9422905

Building Size: 8,131 Sq. Ft. (+/-)

Zoning: General Business Zone (CB2)

Parking: Ample surface parking, up to 18 fenced and secured stalls

Possession: Immediate/negotiable

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Lease Rate: **Main Floor** starting at \$18.00
Second Floor starting at \$12.00

Purchase Price: Contact Associate

OP Cost: \$ 8.50/Sq. Ft.

Contact

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